

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
MARCH 11, 2014  
MINUTES**

**PRESENT:** Paula Johnson, Chairwoman, Margaret Chapple, Christine Chinni, Charles Kraiza, Erik Lukingbeal, James Sansone and Linda Spevacek. Also present was Francis Armentano, Director of Community Development.

The meeting opened at 7:03 p.m.

**PUBLIC SESSION:** There was no public comment.

**PUBLIC HEARINGS:** There were no public hearings.

**ACTION ON MINUTES:**

**ON A MOTION** by Linda Spevacek, seconded by Margaret Chapple, the Commission voted to approve the minutes of January 28, 2014. All approved. Erik Lukingbeal and Christine Chinni abstained.

**NEW BUSINESS:**

The Commission held a discussion with Brian Pierce, Pierce Builders, concerning a modification to the site plan approved for Beman's Hardware Store, properties located at 20-22 Hartford Avenue, File Z-2-14. Mr. Pierce presented a site plan and reviewed the proposed changes. The application is for a 660 square foot addition to the existing building for storage of landscaping products that have previously been stored outside on the lot. The application includes both 20 and 22 Hartford Avenue and proposes 3 additional parking spaces and a one-way traffic flow between the 2 buildings. The application requests a waiver to the minimum landscaping requirement of 20%. Fran suggested that trees or shrubs be planted in the green space located to the west of the property in light of the request for the waiver. The application also proposes an area where a freestanding sign will be constructed at 22 Hartford Avenue.

**UPDATES:**

Chairwoman Johnson noted that the Plan of Conservation and Development Subcommittee has been meeting regularly and is making progress. They will be holding a Public Workshop on April 13, 2014 at the Senior Center.

Jim Sansone reported on the progress of the Earth Excavation and Removal Subcommittee. The next meeting is scheduled for March 19, 2014.

**RECEIVE APPLICATIONS:**

Fran noted that a Site Plan application arrived today for property at 566 Salmon Brook Street. Proposed is an industrial building and service yard.

**STAFF REPORTS AND CORRESPONDENCE:**

Fran reported on a variety of topics including; housing rehabilitation, sidewalks, Holcomb Farm, gas line installation and the potential to install solar panels at the former Evonsion Farm.

**INFORMAL DISCUSSION:**

Michelle Neidermeyer, gave a presentation and update on the activities of the Lost Acres Vineyard and the Agricultural operation. She noted that the farm contains 65 acres. There are 5 acres of grapes that have been planted, 10 acres are used for livestock and 50 acres are available for passive recreation such as hiking and cross country skiing. Approximately 30 acres fall under a conservation easement to the Granby Land Trust. She noted that 2013 was the 3<sup>rd</sup> harvest and about 12 tons of grapes were harvested producing 1800 gallons of juice. The Vineyard has had a positive impact on the community providing a facility for local organizations to hold events, cultural attractions and an Open Farm Day and Harvest Dinner. Also in 2013, 8 horseback tours were conducted of the Vineyard. The Vineyard has had an economic impact on Granby by attracting visitors to the town, employing part-time employees, promoting local farm products and increasing traffic and sales to other small businesses. The Vineyard produces 10 different white and red wines, including a dessert wine and produced 1500 cases of wine in 2013. At the farm store, wine tastings are available for a small fee. The farm store & all sales of wine are in conformity with the original proposal, the Special Permit, and State of Connecticut regulations. Ms. Neidermeyer would like the Commission to consider a change of hours of the Farm Store. She would like to have the store open one hour earlier and to be open to the public 11:00 am to 6:00 pm Tuesday through Sunday instead of 12:00 pm to 6:00 p.m. They are open from April thru December.

Jim Sansone asked about noise complaints and outside events and activities.

The Commission held a brief discussion regarding the application seeking a modification to the site plan for Beman's Hardware Store, 20-22 Hartford Avenue, File Z-2-14.

**ON A MOTION** by James Sansone, seconded by Eric Lukingbeal, the Commission voted to approve the modification to the Site Plan as proposed for Beman's Hardware Store, 20-22 Hartford Avenue, File Z-2-14 and granted the waiver as provided in Section 3.12.1 of the Zoning Regulations.

All approved.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Dorcus S. Forsyth  
Recording Secretary